



City of Buena Park

Notice of Intent to Adopt a Mitigated Negative Declaration

To: Agencies, Organizations, and Interested Parties
From: City of Buena Park
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Orchard View Gardens Senior Apartment Homes Project

The City of Buena Park ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

AGENCIES: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

Project Title: Orchard View Gardens Senior Apartment Homes

Project Description: The City of Buena Park (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the subdivision of the existing parcel (APN 039-283-25) into two new parcels. The southern parcel (Parcel 1) would maintain St. Joseph's Episcopal Church and surface parking on 1.44 acres. The newly created 1.76-acre parcel occupying the eastern and northern portion of the site (Parcel 2) would be developed with a primary residential apartment building and 9 single-story casitas accommodating 66 residential units and a 3,000-square-foot community center. The residential apartment homes, including 62 one-bedroom units and 4 two-bedroom units, will be reserved for seniors aged 62 and over, with one of the 66 units being an exempt manager's unit. The Applicant is seeking a General Plan Amendment to High Density Residential, a Zone Change to Medium-Density Multifamily Residential (RM-20), a modification to use permit, and a Development Agreement to accommodate the Proposed Project. The Project will also necessitate a Tentative Parcel Map to divide the one parcel into two.

Project Location: 8300 Valley View Street, Buena Park, California, 90620

Significant Environmental Effects: The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, transportation, tribal cultural resources, and mandatory findings of significance would be mitigated to a less than significant level.

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept responses and comments for 33 days, starting on **September 11, 2020 to October 13, 2020**. All comments must be submitted in writing; either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Buena Park, Planning Division
Attn: Swati Meshram, PhD, AICP, Planning Manager
6650 Beach Boulevard
Buena Park, CA 90621
Email: smeshram@buenapark.com

DOCUMENT AVAILABILITY: This IS/MND and associated materials are available for review during regular business hours at the following location:

- City of Buena Park Planning Division, 6650 Beach Boulevard, Buena Park, CA 90621

The document is available online on the City's website at: www.buenapark.com/city-departments/community-development/planning-division/keynote-projects